

## **Minutes**

### **Santee City Council Community Development Commission Santee Public Financing Authority**

**Council Chambers  
10601 Magnolia Avenue  
Santee, California**

**November 14, 2007**

This Adjourned Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 5:06 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair John W. Minto and Council/Commission/Authority Members Jack E. Dale, Brian W. Jones and Hal Ryan.

Staff present were: City Manager/Executive Director/Secretary Keith Till, City/Commission/Authority Attorney Shawn Hagerty, Deputy City Manager/Director of Development Services Gary Halbert, Director of Fire and Life Safety Mike Rottenberg, Director of Community Services John Coates, Director of Human Resources Jodene Dunphy, Assistant to the City Manager Kathy Valverde, Assistant to the Executive Director Pam White, City Engineer Steve Cresswell, City Planner Melanie Kush, Santee Sheriff's Captain Patricia Duke, City Clerk/Commission Secretary Linda Troyan, and Deputy City Clerk/Deputy Commission Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/ Deputy Commission Secretary.)

## **5:00 PM Study Session**

### **(A) Status Report on the Multiple Species Conservation Program (MSCP) – City of Santee Subarea Plan and the Fanita Open Space System.**

City Manager Till introduced the item. Deputy City Manager/Director of Development Services Halbert, City Planner Kush and Director of Fire and Life Safety Rottenberg presented the staff report utilizing a PowerPoint presentation and answered Council's questions. Council Member Ryan requested staff obtain clarification as to whether or not the general public would be able to utilize the parking spaces at the Home Owner Association [HOA] parks. Council requested staff follow-up with a written report including acreage numbers (number of acres and percentage of open parks vs HOA parks; active parks vs preserves; city maintained vs HOA maintained, etc.) and diagrams.

Mayor Voepel called for a recess 6:39 p.m.

## **7:00 PM Meeting**

Mayor Voepel reconvened the meeting at 7:03 p.m. with all Members present.

**INVOCATION:** Pastor Mike Gilson, Pathways Community Church

**PLEDGE OF ALLEGIANCE:** Jerry Fazio, CEO of the East County Boys & Girls Club

**PRESENTATION: JACK E. DALE CUP: VARSITY FOOTBALL GAME BETWEEN SANTANA AND WEST HILLS HIGH SCHOOLS**

Council Member Dale presented the trophy to West Hills High School Principal Brian Wilbur and Athletic Trainer Joshua Reiderer.

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:** None  
Council Member requested item 1(K) be pulled for discussion.

### **1. CONSENT CALENDAR:**

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**
- (B) Approval of Meeting Minutes:**
  - Santee City Council 10-10-07, 10-24-07 & 11-7-07 Meetings**
  - Community Dev Commission 10-10-07, 10-24-07 & 11-7-07 Meetings**
  - Santee Public Financing Authority 10-10-07, 10-24-07 & 11-7-07 Meetings**
- (C) Approval of Payment of Demands as Presented.**
- (D) Approval of the Expenditure of \$67,344.36 to Pay for September 2007 Legal Services and Related Costs.**
- (E) Approval of the Expenditure of \$122,999.57 to Pay for August and September 2007 Legal Services and Related Costs for Mobile Home Rent Control Ordinance Litigation.**

- (F) Approval of the Expenditure of \$104,347.24 to Pay for October 2007 Legal Services and Related Costs.
- (G) Adoption of Resolution Approving the Final Map for Unit 2 of Tentative Map 2004-08 (Sky Ranch Subdivision). Location: Rattlesnake Mountain Planned Development Area. (Reso 86 -2007)
- (H) Adoption of Resolution Approving the Final Map for Unit 3 of Tentative Map 2004-08 (Sky Ranch Subdivision). Location: Rattlesnake Mountain Planned Development Area. (Reso 87-2007)
- (I) Authorization for the City Manager to Appropriate Citizens' Option for Public Safety Program (COPS) Funds and Approve the Use of These Funds to Pay a Portion of the Cost of One Community Oriented Policing Deputy.
- (J) Adoption of Resolution Approving the Final Map for Tentative Map 2005-07 (Sunridge). Location: 8729 Graves Avenue. (Reso 88-2007)
- (K) Item pulled for discussion.
- (L) Authorization to Appropriate \$110,000 in Redevelopment Funds for the Cuyamaca Street Traffic Signal Controller Upgrade Project and Authorize the City Manager to Execute the Design Contract.
- (M) Approval of Change Order to the Traffic Signal and Communication Systems Maintenance Contract with Republic ITS, Inc. in the Amount of \$12,000.
- (N) Adoption of Resolution Supporting the City's Application for a Safe Route to School (SR2S) Grant for the Construction of Missing Sidewalks in the Atlas View Drive Neighborhood. (Reso 90-2007)
- (O) Approval to Increase the Consultant Design Contract for Town Center Community Park, Phase 2 (CIP 2006-33) with Psomas in an Amount Not to Exceed \$160,000 for Design and Construction Document Revisions and Authorize the City Manager to Execute a Contract Change Order.
- (P) Adoption of Resolution Accepting the Improvements for the Fire Station No. 4 HVAC Upgrade (CIP 2006-43) and Authorize a Reduction in Project Retention to Five (5%) percent. (Reso 91-2007)

- (Q) Authorization for the City Manager to Approve a Change Order to Hardy and Harper, Inc. to Perform Additional Asphalt Patching and Paving in an Amount Not to Exceed \$151,000.
- (R) Authorization for the City Manager to Execute a Grant Deed for the Sale of Excess Right-Of-Way Property at Big Rock Road and Mission Gorge Road.
- (S) Approval of \$33,500 in Reimbursable 2007 State Homeland Security Grant Funds for Homeland Security Training and Equipment.
- (T) Authorization to Purchase New Hamworthy Compressor, Components, and Installation from California Health & Safety Inc. for an Amount Not to Exceed \$16,303.16.
- (U) Adoption of Three Resolutions Initiating Proceedings and Ordering the Engineer's Report, and Declaring the City Council's Intention to Levy Assessments and Setting a Public Hearing Date for Annexation of the Sky Ranch Subdivision to the Santee Landscape Maintenance District. (Resos: 92-2007, 93-2007 & 94-2007)

**ACTION:** On motion of Vice Mayor Minto, seconded by Council Member Jones, the Agenda and Consent Calendar were approved as amended with all voting aye.

#### **Pulled for Discussion**

- (K) Adoption of a Resolution Confirming the City Manager/Director of Emergency Services' Proclamation of Existence of a Local Emergency. (Reso 89-2007)

Council Member Dale asked for clarification on proclaiming the emergency and the reimbursement the City may be requesting. City Manager Till noted that with the imminent threat of the wildfires, the City opened its Emergency Operations Center [EOC] to stay on top of the latest developments in order to be prepared to take immediate action should the fire enter the city's boundaries. Some costs associated with the EOC could be reimbursable to the City such as: rental equipment, staff hours, and general EOC supplies.

**ACTION:** On motion of Council Member Dale, seconded by Vice Mayor Minto, the Resolution confirming the City Manager/Director of Emergency Services' Proclamation of Existence of a Local Emergency was adopted with all voting aye.

## **2. PUBLIC HEARINGS:**

### **(A) Public Hearing on an Ordinance Amending Chapter 12.04 of the Santee Municipal Code Relating to Encroachments Within the Public Right-of-Way.**

The Public Hearing opened at 7:12 p.m. There were no public speakers.

**ACTION:** On motion of Council Member Dale, seconded by Vice Mayor Minto, the Public Hearing was continued to February 27, 2008 with all voting aye.

### **(B) Public Hearing for the Establishment of a Mello-Roos Community Facilities District (CFD) for the Sky Ranch Development Including: 1) A Resolution Approving the Form of a Joint Community Facilities Agreement with Padre Dam Municipal Water District; 2) A Resolution Forming and Establishing CFD No. 2007-1; 3) A Resolution Determining the Necessity to Incur a Bonded Indebtedness of CFD No. 2007-1 in a Maximum Amount of \$16 Million and Submitting Ballot Propositions to the Qualified Electors of Such District; 4) A Resolution Declaring the Results of a Special Election of CFD No. 2007-1; 5) A Resolution Approving the Form of an Acquisition, Construction and Funding Agreement; and 6) Approval of an Ordinance Authorizing the Levy of Special Taxes in CFD No. 2007-1.**

Public Hearing opened at 7:12 p.m. Mayor Voepel announced the applicant requested the item be withdrawn. With no public speakers, the item was closed for discussion.

## **3. ORDINANCES (First Reading):**

**See Public Hearing Items 2A & 2B**

## **4. CITY COUNCIL REPORTS:**

### **(A) Study Session - continued discussion (Jones)**

Council Member Jones discussed the timeline of projects and the possible need for additional meetings to allow for maximum community input while maintaining the current timeline.

**ACTION:** On motion of Council Member Jones, seconded by Vice Mayor Minto, a meeting was scheduled for December 5, 2007 at 7:00 p.m. to conduct the Fanita Ranch public hearing with all voting aye.

**(B) San Diego Metropolitan Article (Ryan)**

Council Member Ryan commended staff on the article contained in the November issue of San Diego Metropolitan.

**5. CONTINUED BUSINESS:** None

**6. NEW BUSINESS:** None

**7. COMMUNICATION FROM THE PUBLIC:**

(A) Warren Savage discussed the local businesses' participation and the services they provided during the wildfires.

**8. CITY MANAGER REPORTS:** None

**9. COMMUNITY DEVELOPMENT COMMISSION:**

(Note: Minutes appear as Item 1B)

**(A) Commercial Property Rehabilitation Program.**

City Manager Till and Senior Management Analyst Tom Romstad presented the staff report utilizing PowerPoint and answered Council's questions. Council indicated that although they would like to see the older businesses brought up to standard and revitalized, they would need more information on this program. Council Member Dale indicated he would rather see the money used for the First Time Home Buyer's Program.

**ACTION:** After discussion, on motion of Vice Mayor Minto, seconded by Council Member Ryan, staff was directed given to proceed with gathering information for a possible Commercial Property Rehabilitation Program with all voting aye, except Council Member Dale who voted no.

**10. SANTEE PUBLIC FINANCING AUTHORITY:**

(Note: Minutes appear as Item 1B)

**11. CITY ATTORNEY REPORTS:     None**

**12. CLOSED SESSION:           None**

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:18 p.m. to 7:00 p.m. on December 5, 2007, at City Council Chambers, 10601 Magnolia Avenue, Santee, CA.

Date Approved:   December 5, 2007

/s/Linda A. Troyan  
Linda Troyan, Commission Secretary  
and for Authority Secretary Keith Till